

## **COMMITTEE ON JOINT SCHOOL BUILDINGS**

**April 26, 2005**

**6:30 PM**

Chairman Herbert called the meeting to order.

The Clerk called the roll.

Present: School Committee Members Herbert and Cote, Aldermen Roy, DeVries and Thibault

Absent: School Committee Members Beaudry, Ouellette and Kelley, and Aldermen Porter and Garrity.

Deputy Clerk Normand stated we don't have a quorum but we can proceed with the meeting as informational and no action can be taken.

### **Update on the School Facilities Improvement Project.**

Tim Clougherty, Facilities Engineer, stated I would like to start by introducing Mr. Randy Prinsons. Randy is the new project manager on behalf of Gilbane. Randy has been serving in the role as project executive for the past couple of years and Gilbane decided to make a management change and Randy is going to be stepping into the role of project manager. With that, I will turn it over to Alan who will give us an update on the past month's progress.

Alan Jefferson, DMJM, stated the previous month's projects covering mid-March to mid-April, we will start off with Central High School. The third and fourth floor additions are nearly complete and the connector construction is also nearing completion. The parking garage security system installation is ongoing. MEP and architectural renovations are also ongoing and a new elevator is complete. West High School, ADA upgrades are nearly complete and primarily interior restroom upgrades are near completion. Memorial High School. Actually that classroom addition is pretty much complete with just various punchlist items being addressed. Also at that school they are actively working on a lot of site work. Hillside and Southside are at roughly the same level of completion with MEP renovation/addition ongoing. Mechanical issues are being worked on currently. The cafeterias are nearly complete and there is a lot of site work being done. For Smyth, Gossler and Jewett they are in the punchlist phase and we had a walk through earlier today to commence with the Jewett Street punchlist. At Hallsville, the interior door installation is nearing completion. Ceiling tile installation is

actually starting. At Weston and Highland Goffs Falls the MEP work is nearly complete. Parker Varney and McDonough, the ceiling grid installation is ongoing at Parker Varney. At McDonough rough-in electrical installation is ongoing. As always, we have been having safety meetings between all of the contractors. At this point in time, I would like to turn it over to Randy.

Chairman Herbert stated I have a couple of questions. Last night it was mentioned that there was some difficulty with the HVAC and noise issues at Hillside and I believe Southside. It was pointed out and there was no further explanation as to what the difficulties are. Could somebody provide more detail about that?

Mr. Clougherty stated Randy could perhaps provide more detail if I don't adequately explain it but the HVAC units were started up and we are in the process of commissioning them and making sure they are running right and balancing them. Part of that is finding the optimal point where the fan operates and doesn't create too much noise and transfer it into the classrooms. It is not uncommon to have a problem where the unit is running fast and transferring noise but in this situation it is causing a bit more of a problem from a time perspective but at the end of the day we are confident that the noise will be mitigated and it won't be a problem at the school level. We use standard criteria for noise coefficients and at the end of the day I think that Gossler and Jewett can attest to the fact that it was noisy when we started there but at the end of the day we took care of those concerns. It is causing us some issues right now but we are confident they will be resolved.

Chairman Herbert asked are they using the space right now or is that unoccupied.

Mr. Clougherty answered it is still unoccupied.

Chairman Herbert asked what is the turnover date.

Mr. Prinsons answered we are working with the manufacturer to resolve the issues with the units and they are currently checking data.

Chairman Herbert asked was it expected that that classroom space would be available this school year or was it not supposed to be ready until next year.

Mr. Prinsons answered we had hoped that we would be able to but this is something that we have to address before we can turn it over.

Chairman Herbert asked so there is no firm date right now.

Mr. Prinsons answered no.

Alderman DeVries asked on the rooftop unit did I hear you say that there eventually is some sort of engineering specification or noise specification that they have to meet before we accept the unit.

Mr. Clougherty answered yes there is.

Alderman DeVries asked so there is a guarantee at the end of the day that they will have a livable unit and not something that sounds like a jet landing on the roof.

Mr. Clougherty answered right. There is a performance criteria industry standard and that is what we follow.

Alderman DeVries stated my second question was with the opening of the new addition. Are we planning on that happening over the summer now so we are not, with the little bit of school left, envisioning that sort of ruckus placed on the principals and staff? Are we waiting for the next logical vacation break, which would be summer, for them to look at it?

Mr. Prinsons responded yes.

Alderman DeVries asked does that go for all of the new additions.

Mr. Prinsons answered this is specific to Hillside and Southside.

Alderman DeVries asked so Memorial is not a summer break opening.

Mr. Prinsons answered no. Alan had already reported that the students began using the addition at Memorial this past week. At Central High School they had a satisfactory fire test by the Fire Department today and we will be speaking to the Building Department about the third and fourth floors at Central.

Alderman DeVries asked the punchlist for Memorial is that still an ongoing work in progress even though there is a level of occupancy in the building.

Mr. Clougherty answered it is an ongoing work in progress but we worked with Gilbane in order to minimize the number of punchlist items. It is primarily a part of the reason why the turnover of those classrooms was delayed.

Mr. Prinsons stated the punchlist items have been documented prior to occupancy so it is well documented. There shouldn't be an issue as to punchlist work that needs to be done.

Alderman DeVries stated I would just comment that my phone has not been ringing at all. In going through the report it is nice to have the information so that if anybody does call or if the principal touches base it is nice to have that background.

Alderman Roy stated as we go through the report are all of the ongoing vacation scheduled changes occurring on schedule this week with the kids out of school. I know there was some first floor abatement at Central.

Mr. Prinsons responded yes they are.

Alderman Roy stated so everything is on schedule so when the kids come back we will be right where we need to be.

Mr. Prinsons responded yes there are abatements happening at Memorial as well as Central.

Chairman Herbert stated I want Tim to go through the Highland Goffs Falls work in regards to the environment there. If you could just update us on that I would appreciate it.

Mr. Clougherty responded I don't have the list of all of the specific items in front of me but there were modifications to the control system that we are going to be doing in order to minimize the carbon dioxide levels in the school and we are also going to be employing some heating control methods to make sure that space isn't overheated. In addition to that, we will be painting the roof white in the areas of the rooftop units as was recommended by the air quality report. Last month we were asked to look into whether Gilbane had used encapsulated vat insulation in the areas where the ceilings were disturbed, which was a good majority of the school and we confirmed that that was the case. When the existing ceilings were taken down and the fiberglass vat insulation, which was used for sound mitigation purposes was removed it was replaced with encapsulated vat, which is encapsulated fiberglass insulation in a plastic sheet so that would further minimize any potential for air quality problems or contaminants being released into the space by maintenance personnel or anybody else getting above the ceiling.

Alderman DeVries asked the notification back of the resolution of those issues is that going to the principal of Highland Goffs Falls.

Mr. Clougherty answered not as far as I know.

Alderman DeVries asked wouldn't that be normal procedure if there were issues brought up to let them know that the proper contract was followed and that the issue does not exist specific maybe to the insulation.

Mr. Clougherty answered the issue of the insulation was brought up here and that is why I am reporting it here. I wasn't aware that the principal had voiced any concerns. We are typically dealing directly with the School Administration and allowing them to decipher the information and distribute it to their staff.

Chairman Herbert stated you have some information in regards to closing the open concept at two of the schools.

Mr. Clougherty responded yes I do. Mr. Prinsons is prepared to speak further on what is coming up in the next month in milestones if it please the Committee or I can go ahead with that.

Chairman Herbert replied I forgot you hadn't done that. He can proceed with that.

Mr. Prinsons stated I am basically reporting on what has already been documented. At Central High School a new addition at levels three and four were completed. As I said earlier in one of my statements the Fire Department successfully concluded testing of the sprinkler system today at that location. There will be dialogue with our department and the Building Department and we should be given permission to occupy that when the students return next week. The Practical Arts elevator construction continues. The parking garage is nearing completion. The Classical Building first floor abatement is actually going on as we speak. The old James Building renovation work also continues. At West High School we are conducting some interior painting and fire pump testing that has to be done to satisfy the Fire Department's requirements and electrical upgrades are nearing completion. At Memorial the new gymnasium and HVAC is nearly complete. Smyth Road, Jewett, and Gossler are in the final punchlist stages and preparing for substantial completion. At Webster we are into the punchlist mode. At Hillside we have the mechanical, electrical and plumbing installation continuing in the renovated spaces. Punchlists for the classrooms continues and the cafeteria and addition site restoration continues. As a matter of fact, I was at Hillside today and we have actually graded the area and hydroseeded so we should see lawn growing soon. At Southside Middle School the MEP installation continues and the punchlist in the classroom addition continues and the cafeteria addition site restoration continues. We are trying to take care of as much of the exterior grading as possible while the students are gone and the contractor has done a good job to aggressively try to address that while the students are gone. At Parkside we have exterior ductwork. At Weston there is HVAC system balancing. At Parker-Varney the MEP work continues and painting is ongoing. At

McDonough, rough and mechanical installation, mechanical duct installation and rooftop units are planning to be set. We have had design submissions program wide and they are finished across the board for all 21 school sites. We continue to address user input from school principals and department heads. That concludes my report.

Chairman Herbert asked Tim which order do you want to take the two items in. We have the Lavallee-Brensinger information and the other is the boiler.

Mr. Clougherty responded why don't we start with the Lavallee-Brensinger information. What you have just been handed is the proposal that was requested of me to follow-up on in order to design the closure of the open concept at Highland Goffs Falls and Parker-Varney elementary schools. Last month we presented the fees for Parker-Varney only and they were somewhere in the neighborhood of \$90,000 and we were requested to look at both schools. You can see the results of that. There is a significant amount of savings if we choose to do both schools concurrently so I wanted to bring those to the Committee for consideration prior to moving forward with that. I understand that there is not a quorum here tonight but I would recommend moving forward with both if that is the direction that the School District and Committee wish to follow.

Chairman Herbert asked can we do a phone poll or something like that.

Deputy Clerk Normand answered yes we could do a phone poll. We will call the Committee members tomorrow if that is what you want to do.

Chairman Herbert stated I have a couple of questions.

Mr. Clougherty stated I have a couple of comments as well before any votes are taken or anything like that. The proposal you see in front of you does not include engineering services, which were relatively minor in comparison to the architectural services at these schools so there will be an added cost associated with that and this doesn't include any of Gilbane's fee, which would cover their overhead and profit for extending their contract. This number would just be either 5% or 6%. It is not a deadline \$131,000. It is more along the lines of \$145,000. I just want to make that clear.

Chairman Herbert stated I have a question regarding Beech Street. They also have open concept. Do we have anything going on in terms of this kind of work at Beech Street or have we already done that?

Mr. Clougherty responded I know that we already have presented approximate costs for construction but I don't believe the Building & Sites Committee has

taken any action to move that forward and that is why we haven't been discussing it at this Committee level. I may be mistaken but I am not sure.

Chairman Herbert replied what this will do is give us the final construction costs for those two schools but Beech Street is not being done so we will not have final construction costs for that.

Mr. Clougherty responded we have approximate construction costs at Beech. We also have design services costs but we haven't moved it to this Committee because I don't know that the Building & Sites Committee took action to move that school forward.

Chairman Herbert stated I will have to revisit that because my understanding all along was that Beech Street was number two on the priority list.

Mr. Clougherty responded perhaps I am mistaken. The only reason that you are seeing Highland Goffs Falls before Beech is because those two schools are the same in footprint and design and we were asked to explore the opportunity to take advantage of economies of scale with the design services. That is why this proposal was brought forth. I honestly don't recall off the top of my head where we stand with Beech. I can look into it tomorrow and can report back to the Chair and without a doubt bring forward a proposal next month if that is the will of the School District.

Chairman Herbert stated I am certain that Beech Street from the School District's standpoint is high on the list.

Mr. Clougherty replied then I will make sure that you have that proposal for immediate action. If it is in my hands I can get it out through the courier to all of the Committee members this week.

Chairman Herbert asked how does that tie in with these proposal in front of us.

Mr. Clougherty answered it doesn't.

Chairman Herbert asked so it is a separate matter.

Mr. Clougherty answered exactly. That is an entirely different building.

Alderman Roy stated Tim correct me if I am wrong but when we had the discussion regarding putting the design work together that is where the economy of scale on design of the similar buildings but then when we build it we can choose priority through the number of schools.

Mr. Clougherty replied most definitely. We talked about the fact that you are going to have a construction crew erecting drywall and it doesn't matter if they are doing it at Highland or Beech. It is the design that we have the economies of scale with. Once we have a design we can bid it later on.

Alderman Roy responded so my understanding is that if we start at Highland and then move to Beech and other school and other school we will still have the design to come back to Parker-Varney when that gets to the top of the priority list that is decided by Building & Sites. Is that your understanding as well?

Mr. Clougherty replied yes.

Chairman Herbert stated I don't believe there is a priority list that has been brought to the City in terms of construction.

Alderman DeVries stated maybe you could just describe for me the process that we might be...after this phase of scope of services is completed there will be formal plans that will be reviewed by Building & Sites I would assume and we would have input from staff and administration at that time and then it would come back here.

Chairman Herbert stated once we had numbers that were definitive then at that point based on how much funding we have available the School District would establish a priority as to which schools would be done first, second, etc. I just want to make sure that this in no way indicates that these two schools are going to be the next two schools for construction funding to be spent on because that certainly hasn't been decided by the School District.

Mr. Clougherty stated that certainly isn't our intention and that isn't the way I envisioned it. That is not the reason that these are brought forth.

Alderman DeVries stated that wasn't quite the direction my question was headed in though. If I might, what I was looking to see is if there was going to be at Building & Sites or at another committee a formal review of the plans that are going to be designed and if that would include input from staff at the different schools and will it play out in full review of the plans or is that going to come back here for review of those plans?

Mr. Clougherty replied the prioritization is based on what the Administration thinks educationally is most necessary. Once that direction is given then there is a review of the details of the plans and then once that is approved by the full School Board it comes here to execute the project.



Alderman DeVries asked so it will follow the same process that we followed when we approved the original design-build. First it was reviewed and embraced by the School side but there will be an opportunity on this side to see the plans and see what is before us to vote on the dollars? That is all I am asking. It will be similar to the original design-build process where both School and the Aldermen on this Committee will have the ability to look at and understand those plans?

Chairman Herbert answered the Aldermen certainly have their input. When the item comes to this Committee it will basically be a finished design with final dollars. As the process it, it is this Committee's responsibility to see that things are done as expected. If you want input early on when it is over at the School District I would be more than happy to hear it but it is probably better to do it then instead of waiting until it comes over here because then it is pretty much a done project.

Alderman Roy stated Tim switching gears a little bit to the actual sketch put together by Lavalley-Brensinger, just looking at the fourth page, which is the Parker-Varney first floor, I am noticing the addition of two stairways and a comment in the design where it discusses interior or exterior depending on what is best for the school. Is that just to satisfy a building code or is there some way we can design out the cost of those stairways?

Mr. Clougherty responded the stairways are a driving cost factor in the construction. We have consulted with the Fire Department and done our own rough egress calculations and quite frankly can't find any way around providing those stairwells. In our consultation with the Fire Department...of course we haven't provided any formal egress plans but their cursory review of the buildings indicated that that is 99% sure that is something they would look to see in the final design because we are enclosing those classrooms and we have already exceeded statutory building code requirements for distance of travel.

Alderman Roy stated the reason I bring this up, not that I would ever take money over jeopardizing a child but you are looking at enclosing four rooms that have only one way of egress out into a common area on the left hand side of the building. I mean if they were unsafe as they sit now you are not changing the interior walls you are just enclosing a large space into four individual spaces so I do have concerns. If it was misdesigned the first time and we are correcting it I would support doing that but if there was a way that we could design it so that it is as safe as possible that would be an advantage to everyone.

Chairman Herbert stated I am not sure I follow exactly what you are referring to. Have the rules changed in terms of how much space you need before you add

additional stairways? Has there been an update in the fire code that has created an issue here?

Mr. Clougherty replied I can only assume that they have. I am not familiar with the building code specifically when the buildings were built but there are lots of non-compliant building code issues throughout every building in the City, not just City buildings because codes change and when codes change obviously things become non-compliant.

Chairman Herbert stated so it doesn't necessarily mean it is less safe it is just that the codes have changed and somebody decided that we need another exit for this space even though the space remains the same and there is the same number of people. It is just that the code changed.

Mr. Clougherty responded right. I can only assume that it met the building code that was in place at the time of construction.

Chairman Herbert asked is this at all an interpretive thing or is this pretty much a mathematical deal.

Mr. Clougherty answered it is a little bit of both. There are mathematics that come in to play. This is very similar to the issue that we had at Southside and Hillside. I don't know when I came to the Committee but probably 15 months or a year ago. You count the number of people that can occupy a space and each person represents X number of fractions of an inch that is needed for a stairway and as soon as you exceed the maximum that a stairway can provide you have to provide another.

Chairman Herbert stated but we haven't added people.

Mr. Clougherty replied no. I am just saying that at Southside and Hillside that was the case because we had stairwells at the ends of the buildings where we put the addition and when you did the calculations based on the anticipated occupancy of the building, the existing stairwells then didn't meet code so we had to add new stairwells in order to meet the new building code requirements.

Chairman Herbert stated sometimes I wish we could get a second opinion because these are incredibly expensive. Like Alderman Roy I don't want to endanger anyone to save what amounts to over \$1 million with all of the projects but sometimes when I look at it I am a little mystified as to how this all works. At any rate, does anybody have any other questions? So this would be one action item that we will conduct a phone poll on. What are you going to ask?

Deputy Clerk Normand responded I was just going to clarify that to make sure I have it down right. You just want the Committee polled for approval to have Highway proceed with the proposal by Lavallee-Brensinger to provide architectural and structural plans for Highland Goffs Falls and Parker-Varney schools. Correct?

Chairman Herbert replied correct. To approve...it was \$131,300 but the number is actually higher than that.

Deputy Clerk Normand asked plus reimbursables. Would that be more appropriate?

Mr. Clougherty answered yes.

Deputy Clerk Normand stated we will poll the Committee tomorrow.

Chairman Herbert stated I would not want a specific number put in but is it allowable for us to...what are they going to have in front of them for the phone poll.

Deputy Clerk Normand responded if somebody doesn't have the handout from tonight we can fax it to them or they can come get it from our office or we can certainly read it to them. We would just put in that \$131,300 plus reimbursables unless you want a number that is fixed somewhere?

Chairman Herbert stated well the \$131,300 for Lavallee-Brensinger plus something. I don't want to say not to exceed.

Mr. Clougherty stated I would say the estimated cost is somewhere around \$155,000 based on some rough calculations that we just did.

Chairman Herbert responded I think they should have that number to vote on. Just for my own interest of the members here, what is the feeling? Are the five members here in favor of it? I just wanted to get that for my own information.

Mr. Clougherty stated the second item relates to the boilers at Memorial High School. Four or five years ago when we were putting the program together for this project we looked at all of the boilers across the City – the boiler at Memorial was old at that point but it was in pretty good shape. What we did was we required Gilbane to upgrade the boiler under this current contract, as well as to do a study that told us what the exact conditions of the boiler are. Boilers of this nature require what is basically an x-ray of the boiler to determine the actual workings of the boiler and what exact condition it is in. The boilers are original to the school

and we anticipated replacing them...probably at that time it was in the next 10 years that we could get a few more years out of them but Gilbane has done that study and they are prepared to upgrade the boilers. The study revealed that there is a good chance that we are going to be sinking money regularly into these boilers in order to keep them adequately maintained and adequately running. I have asked Gilbane to provide a proposal in order to replace those two units and that is the proposal that you see in front of you. The proposal is in the neighborhood of \$300,000 to replace these two boilers and I asked them to provide me with a worst case scenario based on the models that are out there. These are very good boilers that are being proposed and we will be exploring alternatives. What I wanted to do was to bring this item before the Committee. You will see that I received this proposal this morning. We haven't had time to go through the nuts and bolts of it but the Facilities Division supports it. We wish that the foresight could have been there in order to include this as part of the original program but quite frankly we really didn't know what the magnitude of the problems would be with these boilers until we got into it. We have the ability to defer the replacement of the boilers. We don't recommend it. There is always a potential that we will have a catastrophic failure of the boiler because of the nature of its construction and obviously its condition. So I was hoping to just put this in front of you. If it was the will of the Committee to take action on it this evening, I would welcome that opportunity. These boilers that are proposed have a significant lead time and if we are going to do it we would like to get it done for the next heating season. We are closing out this heating season and they have probably a 10 or 12 week lead time most likely. There is a lot of work to replace them so we would like to get an answer as soon as possible one way or the other so that we can either get the work done or make accommodations not to.

Alderman Roy stated just for the people watching at home and for a clarification, can you define catastrophic failure.

Mr. Clougherty responded catastrophic failure would be a boiler that failed that takes three or four days to fix at a time when school is in session. We have two of the boilers. We run one. Just this past week we had one down because it had a failure. It wasn't a catastrophic failure but it had a failure. We were running on the one boiler and that one failed. We had to call somebody in on an emergency basis because their pressure vessels are regulated by the state and we have to have stamp certified welders come in and when you call someone at 9 AM and tell them they need to be there that day to weld a boiler they are obviously not giving you the best price available. We are trying to avoid those types of situations in the future.

Alderman DeVries stated I notice on the last page of the handout that there are two specifications. If it is required to reduce the emission to 30 parts per million an

additional cost of \$9,500 for each boiler. When would that be determined or is that the will of the School District on whether they wish to be more environmentally sound or is that engineering specs?

Mr. Clougherty responded these are engineering specs that we would probably consult with DES on. I would like to speak with our environmental individual in our office to see where DES would like us to be and we would make a recommendation on that. I did see that. It is another \$9,500 for each boiler. Quite honestly, I don't know what the difference between 60 and 30 means so I am not prepared to make a recommendation one way or the other.

Alderman DeVries replied I don't think I am asking but to bring it to your attention if there is a phone poll involved with this item that we should probably clarify that so that we know the dollar amount that would be polled whether it is the \$242,000 or if there is an additional \$19,000. I understand you just received this report today so you haven't had a lot of time to decipher what is involved there. I think I was just bringing that to your attention.

Mr. Clougherty responded if a phone poll is involved...as I said we got this today. I sent Randy an e-mail saying I am going to bring this before the Committee. There are other alternatives that we at the Facilities Division want to explore. We want to explore different manufacturers of the same type of boiler and we also want to explore the costs associated with different types of boilers similar to others that we have installed at other schools. I would ask for...if there was a poll to take place for us to be given the authority to move forward based on the pricing that is given and make a decision on our own as to what is best for the facility as far as the equipment.

Alderman DeVries stated I don't think we have enough members present tonight to authorize the full authority but certainly we can give you a sense of direction and I would not be opposed to that. I think that is part of your due diligence to decide exactly what equipment you want to finally have. Obviously School Administration is going to have some final thoughts on the matter. I had a couple of additional technical questions if I might or one additional and it was just in reference to the fit up for oil boilers. It just kind of caught my eye and I am not saying that I know anything factually behind this but I thought we were moving towards natural gas as some sort of cheaper alternative.

Mr. Clougherty asked where was that.

Alderman DeVries answered you are right it does say on either gas or #2 oil so I guess we haven't decided which way we are going.

Mr. Clougherty responded actually the burners that we specify for all of the boilers can burn either oil or gas. They are dual fuel boilers so it is not an add on for oil or an add on for gas. What we have done as I am sure most of you are aware is we executed an agreement with Keyspan a few years ago in order to provide natural gas service to all of our schools. We have provided the School District with the ability to choose which fossil fuel they want to use in the future.

Alderman Thibault asked this number \$297,678, that is for both boilers.

Mr. Clougherty answered that is correct.

Alderman Thibault asked what is this upgrade you talked about. You were thinking about rebuilding them?

Mr. Clougherty answered it is something like rebuilding them.

Alderman Thibault asked and you are still thinking about doing that.

Mr. Clougherty responded if it is the will of the Committee that this not take place at this point in time we will do that.

Alderman Thibault asked what was the cost for that.

Mr. Clougherty answered it was somewhere around \$20,000.

Alderman Thibault asked per boiler.

Mr. Clougherty answered no that is for both. Gilbane is under contract to do that so there would be a minor adjustment in these numbers in order to execute that.

Alderman Thibault asked how long would you feel that those boilers would last if we rebuilt them.

Mr. Clougherty answered I can't speculate.

Alderman Thibault asked what is your best judgement to rebuild them or replace them.

Mr. Clougherty answered my recommendation is to replace them.

Chairman Herbert stated I would like to point out something that occurred. The boilers in Memorial have been there how long so far?

Mr. Clougherty responded they are original. I think the building was built in 1958 or 1959 so they are in excess of 45 years old.

Chairman Herbert asked what is the life expectancy of those boilers.

Mr. Clougherty answered probably 25 years. We have done a good job maintaining them.

Chairman Herbert stated so that is 15+ years over what we expected so I think that is part of the information that is driving the recommendation in terms of patching them up. I think this is one of the things that if there is a time constraint on you I don't think a phone poll is really going to work. I think there are too many questions. I think it would be more wise or necessary that we have some sort of a meeting in a week or two. Maybe we can move up next month's meeting and have this discussion and give you an up or down vote two weeks from now. I have a sense that it is something...it is a fairly large number.

Mr. Clougherty replied and we did throw this information in front of you without any heads up. Again, we got it today. I am not looking for big things tonight. I just want to put it in front of you and ask for your consideration sooner rather than later.

Alderman Roy stated I appreciate the discussion of meeting in a couple of weeks so that we can get into this further with the full Committee. One quick question – time of installation once the boilers are on site. What are we looking at?

Mr. Clougherty responded it all depends on what kind of boiler we go with at the end of the day. It could be easy depending on one type of boiler. If we go to a different type of boiler maybe we need three rather than two because they only make them in certain size units. It is extremely difficult to say.

Alderman Roy asked worst case scenario five weeks or two weeks.

Mr. Clougherty answered you are probably looking at five to six weeks. I think I could say that comfortably.

Alderman Roy stated one of the questions I was going to hold off on until we met in two weeks was the abatement. I noticed the abatement of asbestos is not included in the bid. Have any tests been done or are we clear there?

Mr. Clougherty responded I am sure the tests have been done and I am probably also sure that there is probably some asbestos contained in the packing of those boilers. They may be clean or they may not be. I don't see that being a significant

deciding factor one way or the other. When you are talking about \$300,000 in cost it is pretty minor to get them abated.

Chairman Herbert asked can we schedule a meeting.

Deputy Clerk Normand answered if you want to continue your discussions I can go and get the calendar. I don't have the calendar in front of me.

Chairman Herbert responded okay because I would like to get that date set as soon as possible.

Mr. Clougherty stated I have one other thing that I would like to bring to the Committee's attention. Included with this month's agenda was Change Order #15, which addressed several items, most significantly the replacement of the bleachers at Central High School as well as the lockers at West High School and the Consumer Science Room upgrade at West High School. We reported originally that the cost for the bleachers at Central High School was going to be \$225,000. When all was said and done the end value was \$170,000. What that didn't take into account was the divider system, which was \$16,000 so we netted a savings basically from what we reported originally of roughly \$38,000. Additionally, the consumer science areas, which were requested to be updated by the School District and School Administration, we brought that forth to this Committee back in June of 2004. Our original estimate on that was \$70,000 and change and it actually came in roughly \$52,500 so it cost us \$18,000 less. I just wanted to bring that to your attention. You don't have a quorum but this change order would have to be voted for acceptance because it exceeds the limits that we had talked about authorizing. We can do that at our next meeting.

Chairman Herbert asked is that soon enough.

Mr. Clougherty answered yes. We already had authorization to move forward. Actually, it probably doesn't even require a formal vote of the Committee but I just wanted to bring it to your attention. We were asked to bring change orders forward whenever they took place in the future. A few months back I provided you with a big stack of them. I just wanted to bring this to your attention.

The next meeting of the Joint School Buildings Committee was set for Wednesday, May 11.

There being no further business, on motion of Alderman Thibault, duly seconded by School Committee Member Cote, the meeting was adjourned.

A True Record. Attest.



Respectfully submitted,

Clerk of Committee